

TO LET

**Prestigious Serviced Office Suites
Nolton Court
Court Road
Bridgend
CF31 1BX**

**WATTS &
MORGAN**
Commercial



- Available "To Let" Grade A office space located within a character property recently renovated and refurbished to an exacting standard and set out to provide self-contained office suites ranging in size from just 17 sq m (180 sq ft) NIA to 109 sq m (1,174 sq ft) NIA.
- Set within immaculately landscaped grounds in a prominent and convenient town centre location on the corner of Nolton Street and Court Road.
- Office suites are to be made available "To Let" either individually or as a combination of units under terms of a new effective FRI Serviced Office Lease on flexible terms. Rent on

Prestigious Serviced Office Suites
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LOCATION

Nolton Court occupies a prominent and convenient town centre location on the corner of Nolton Street and Court Road.

The property lies immediately adjacent to Bridgend Town Centre and just 100 metres or so from Bridgend mainline Railway Station.

Bridgend is the administrative and retail centre serving Bridgend County Borough with Cardiff lying approximately 22 miles to the east and Swansea 20 miles to the west.

DESCRIPTION

Nolton Court is a character, detached period property set within landscaped grounds with private car parking.

The property is undergoing a comprehensive re-fit and upon completion will provide up to six self-contained office suites available for occupation either individually or as a combination of suites.

The office suites are arranged over two floors having the benefit of shared entrance lobby, male, female and disabled WC's & shower room, and kitchen areas together with a bookable conference/meeting room.

The offices have been refurbished to an exacting standard with specification including 'Targetti' lighting, comfort cooling throughout, uncontented fibre lease line and Gesika office furniture included.

ACCOMMODATION

Suite 1 – 40.04 sq m (431 sq ft) **LET**

Suite 2 – 16.71 sq m (180 sq ft) **LET**

Suite 3 – 31.90 sq m (343 sq ft) **LET**

Suite 4 – 109.15 sq m (1,174 sq ft)

Suite 5 – 109.15 sq m (1,174 sq ft) **LET AGREED**

Suite 6 - 78.24 sq m (842 sq ft) **LET**

All floor areas are approximate and to Net Internal Area.

TENURE

The office suites are offered up "To Let" under terms of a serviced office lease on flexible lease terms. Rent is to be on an all inclusive "Serviced Rent" basis save as to business rates.

RENTAL

Details on application.

BUSINESS RATES

Individual business rate assessments to be confirmed.

AVAILABILITY

September 2021.

EPC

Pending.

VAT

VAT is payable on serviced office rent.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by appointment only through sole letting agents:

Messrs Watts & Morgan LLP

Tel: (01656) 644288

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Please ask for Dyfed Miles or Matthew Ashman

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